

SNAPSHOT of HOME Program Performance--As of 06/30/09
Local Participating Jurisdictions with Rental Production Activities



Participating Jurisdiction (PJ): Union County Consortium

State: NJ

PJ's Total HOME Allocation Received: \$22,873,350

PJ's Size Grouping*: B

PJ Since (FY): 1992

Category	PJ	State Average	State Rank	Nat'l Average	Nat'l Ranking (Percentile):*	
					Group	B Overall
Program Progress:			PJs in State: <u>27</u>			
% of Funds Committed	<u>90.53</u> %	<u>92.08</u> %	<u>20</u>	<u>93.41</u> %	<u>24</u>	<u>25</u>
% of Funds Disbursed	<u>85.65</u> %	<u>82.27</u> %	<u>13</u>	<u>84.68</u> %	<u>45</u>	<u>45</u>
Leveraging Ratio for Rental Activities	<u>3.94</u>	<u>4.89</u>	<u>17</u>	<u>4.72</u>	<u>38</u>	<u>44</u>
% of Completed Rental Disbursements to All Rental Commitments***	<u>76.10</u> %	<u>84.50</u> %	<u>24</u>	<u>80.76</u> %	<u>21</u>	<u>20</u>
% of Completed CHDO Disbursements to All CHDO Reservations***	<u>53.70</u> %	<u>65.67</u> %	<u>21</u>	<u>68.18</u> %	<u>21</u>	<u>22</u>
Low-Income Benefit:						
% of 0-50% AMI Renters to All Renters	<u>86.89</u> %	<u>82.87</u> %	<u>11</u>	<u>80.32</u> %	<u>65</u>	<u>59</u>
% of 0-30% AMI Renters to All Renters***	<u>50.59</u> %	<u>44.64</u> %	<u>13</u>	<u>45.16</u> %	<u>62</u>	<u>60</u>
Lease-Up:						
% of Occupied Rental Units to All Completed Rental Units***	<u>100.00</u> %	<u>96.09</u> %	<u>1</u>	<u>95.04</u> %	<u>100</u>	<u>100</u>
Overall Ranking:			In State: <u>16</u> / <u>27</u>		Nationally: <u>43</u> / <u>47</u>	
HOME Cost Per Unit and Number of Completed Units:						
Rental Unit	<u>\$26,434</u>	<u>\$27,470</u>		<u>\$26,037</u>	<u>427</u> Units	<u>83.90</u> %
Homebuyer Unit	<u>\$16,324</u>	<u>\$16,700</u>		<u>\$14,755</u>	<u>68</u> Units	<u>13.40</u> %
Homeowner-Rehab Unit	<u>\$19,230</u>	<u>\$15,413</u>		<u>\$20,487</u>	<u>14</u> Units	<u>2.80</u> %
TBRA Unit	<u>\$0</u>	<u>\$8,199</u>		<u>\$3,225</u>	<u>0</u> Units	<u>0.00</u> %

* - A = PJ's Annual Allocation is greater than or equal to \$3.5 million (55 PJs)

B = PJ's Annual Allocation is less than \$3.5 million and greater than or equal to \$1 million (202 PJs)

C = PJ's Annual Allocation is less than \$1 million (293 PJs)

** - E.g., a percentile rank of 70 means that the performance exceeds that of 70% of PJs.

*** - This category is double-weighted in compiling both the State Overall Ranking and the National Overall Ranking of each PJ.

Program and Beneficiary Characteristics for Completed Units

Participating Jurisdiction (PJ): Union County Consortium NJ

Total Development Costs:
(average reported cost per unit in HOME-assisted projects)

	Rental	Homebuyer	Homeowner
PJ:	\$120,092	\$93,570	\$19,231
State:*	\$106,067	\$95,161	\$17,183
National:**	\$92,323	\$73,745	\$23,292

CHDO Operating Expenses:
(% of allocation)

PJ: 1.0 %
National Avg: 1.1 %

R.S. Means Cost Index: 1.15

RACE:	Rental %	Homebuyer %	Homeowner %	TBRA %
White:	44.0	4.4	50.0	0.0
Black/African American:	32.3	79.4	35.7	0.0
Asian:	1.9	1.5	7.1	0.0
American Indian/Alaska Native:	0.0	0.0	0.0	0.0
Native Hawaiian/Pacific Islander:	0.0	0.0	0.0	0.0
American Indian/Alaska Native and White:	0.0	0.0	0.0	0.0
Asian and White:	0.0	0.0	0.0	0.0
Black/African American and White:	0.2	0.0	0.0	0.0
American Indian/Alaska Native and Black:	0.0	0.0	0.0	0.0
Other Multi Racial:	0.2	0.0	0.0	0.0
Asian/Pacific Islander:	0.0	0.0	0.0	0.0

ETHNICITY:	Rental %	Homebuyer %	Homeowner %	TBRA %
Hispanic	17.6	14.7	7.1	0.0

HOUSEHOLD SIZE:	Rental %	Homebuyer %	Homeowner %	TBRA %
1 Person:	66.5	10.3	14.3	0.0
2 Persons:	15.0	32.4	57.1	0.0
3 Persons:	7.7	33.8	0.0	0.0
4 Persons:	6.6	14.7	21.4	0.0
5 Persons:	3.0	4.4	0.0	0.0
6 Persons:	0.7	4.4	0.0	0.0
7 Persons:	0.2	0.0	7.1	0.0
8 or more Persons:	0.2	0.0	0.0	0.0

HOUSEHOLD TYPE:

	Rental %	Homebuyer %	Homeowner %	TBRA %
Single/Non-Elderly:	10.1	36.8	42.9	0.0
Elderly:	67.0	2.9	28.6	0.0
Related/Single Parent:	11.0	42.6	7.1	0.0
Related/Two Parent:	4.2	16.2	21.4	0.0
Other:	3.3	1.5	0.0	0.0

SUPPLEMENTAL RENTAL ASSISTANCE:

Section 8:	17.1	1.5 [#]
HOME TBRA:	2.8	
Other:	22.5	
No Assistance:	55.0	

of Section 504 Compliant Units / Completed Units Since 2001 184

* The State average includes all local and the State PJs within that state

** The National average includes all local and State PJs, and Insular Areas

Section 8 vouchers can be used for First-Time Homebuyer Downpayment Assistance.



**HOME PROGRAM
SNAPSHOT WORKSHEET - RED FLAG INDICATORS**
Local Participating Jurisdictions with Rental Production Activities

Participating Jurisdiction (PJ): Union County Consortium State: NJ

Group Rank: 43
(Percentile)

State Rank: 16 / 27 PJs

Overall Rank: 47
(Percentile)

Summary: 0 / Of the 5 Indicators are Red Flags

FACTOR	DESCRIPTION	THRESHOLD*	PJ RESULTS	RED FLAG
4	% OF COMPLETED RENTAL DISBURSEMENTS TO ALL RENTAL COMMITMENTS	< 72.37%	76.1	
5	% OF COMPLETED CHDO DISBURSEMENTS TO ALL CHDO RESERVATIONS	< 49.28%	53.7	
6	% OF RENTERS BELOW 50% OF AREA MEDIAN INCOME	< 70%**	86.89	
8	% OF OCCUPIED RENTAL UNITS TO ALL RENTAL UNITS	< 90.81%	100	
"ALLOCATION-YEARS" NOT DISBURSED***		> 3.070	2.27	

* This Threshold indicates approximately the lowest 20% of the PJs

** This percentage may indicate a problem with meeting the 90% of rental units and TBRA provided to households at 60% AMI requirement

*** Total of undisbursed HOME and ADDI funds through FY 2005 / FY2005 HOME and ADDI allocation amount. This is not a SNAPSHOT indicator, but a good indicator of program progress.

